



**PUBLIC NOTICE**  
**HUD Submission for 2018 Funding – Annual Action Plan**

**DRAFT**  
**Preliminary Budget and Plan**  
**Public Comments Invited**

**PROPOSED UPDATE TO DEKALB COUNTY'S 2014-2018 CONSOLIDATED PLAN, INCLUDING THE YEAR 2018 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP AND EMERGENCY SOLUTIONS GRANTS PROGRAMS**

The DeKalb County Community Development Department is preparing its update of the 2014-2018 Consolidated Plan, which includes the Year 2018 Annual Action Plan for the Community Development Block Grant Program (CDBG), the Home Investment Partnership Act (HOME), and the Emergency Solutions Grants Program (ESGP).

**Written public comments will be received from May 31, 2018 through June 30, 2018 and should be submitted to the DeKalb County Community Development Department, 750 Commerce Drive, Suite 401, Decatur, Georgia 30030**

**Anticipated Year 2018 Grant Awards and Program Income:**

2018 Community Development Block Grant Allocation (CDBG)	\$ 5,249,506
Projected CDBG Program Income	\$ 2,067,382
2018 HOME Program Allocation	\$ 2,293,057
Projected HOME Program Income	\$ 899,105
2018 Emergency Solutions Grant Program Allocation (ESGP)	\$ 427,296
<b>TOTAL</b>	<b>\$ 10,936,346</b>

**PROGRAM POLICY for PROGRAM INCOME**

1. Twenty percent of CDBG Program Income will be used for Planning and Administration. Up to 15% may be used for Public Services activities as outlined in the budget. The remaining balance will be used for other eligible activities.
2. Ten percent of the HOME Program Income will be used for Planning and Administration.
3. CDBG regulations require program income to be used before Treasury funds are expended. Program income will be used for any approved eligible activity as outlined in the 2014-2018 Consolidated Plan.
4. If more program income revenue is received than anticipated for any activity, the additional funds will be appropriated to activities indicated in this policy.

5. The designated entity that the County contracts with to manage the Economic Development Revolving Loan Fund may retain the program income for approved loans programs for small businesses in DeKalb or return the funds to the County. The County must approve the loan fund programs that utilize County funds and Program income generated from repayment of loans that were made with County funds.
6. If we receive any recaptured HOME funds, they will be deposited into the Local HOME Trust Account and used for additional HOME eligible activities.
7. Program Income receipts may vary widely from amounts projected due to any number of unanticipated factors. Regardless of the amount received, the Consolidated Plan will not need to be amended unless the funds are used for activities not outlined in the 2014-2018 Consolidated Plan or other approved eligible activities.

**YEAR 2018 CDBG PROPOSED ACTIVITIES**

Below are preliminary recommendations. Please review the complete proposed recommendations to the 2014-2018 Consolidated Plan, which includes the Year 2018 Annual Action Plan for details about the activities.

**1. PUBLIC FACILITIES IMPROVEMENTS (\$3,786,700)**

- A. Tobie Grant Recreation Center – Construction (\$1,000,000)
- B. East DeKalb Senior Center- Bruce Street- Construction & FF&E (\$400,000)
- C. Decatur Christian Towers – Parking lot improvements (\$203,000)
- D. City of Chamblee –Village Park ADA Improvements (\$150,000)
- E. City of Tucker –Peters Park Improvements (\$247,000)
- F. City of Doraville – Honey Suckle Park Improvements (\$200,000)
- G. DeKalb County Parks –N.H. Scott Park Athletic Field (\$247,000)
- H. Assessment Center - \$1,000,000
- I. Activity Delivery Cost \$244,700

**2. LOAN/BOND REPAYMENT (\$1,000,000)**

- A. HUD Section 108 Loan Repayment – Estimated annual repayment amount – (\$1,000,000) (See additional CDBG recommendation G.)

**3. ECONOMIC DEVELOPMENT (\$236,500)**

- A. ACE - Revolving Loan Fund for Small Business Initiative – (\$125,000)
- B. Urban League - DeKalb Small Business Mirco-Enterprise Training Program – (\$90,000)
- C. Activity Delivery Cost \$21,500

**PUBLIC SERVICES \$787,426**

**(15% Cap)**

**COC/Homelessness/Assistance**

4. **Africa's Children's Fund, Inc. (\$23,000)**  
Provides case management, (including assessment and referral) to assist homeless and underserved households in DeKalb County, as well as housing and supportive services that enable those households to become self-sufficient and avoid incidents of homelessness.
5. **Continuum of Care Coordinated Intake (\$25,000)**  
This activity is a critical component of the DeKalb Continuum of Care Centralized Access Model. CDBG funds will be used to fund a part-time position to perform case management.
6. **Drug/Mental Health Court Assistance Programs (\$68,700)**  
Provides housing assistance to participants in a judicially supervised drug/mental health treatment and alternative sentencing program for non-violent offenders with substance abuse problems.
7. **Furniture Bank of Metro Atlanta, Inc. (\$15,500)**  
Provides free household furniture to people in need within DeKalb County. The majority of clients impacted will be moving out of homelessness, are living with HIV/AIDS, or fleeing domestic violence.
8. **Jerusalem House, Inc. (\$23,000)**  
Transitional housing and services for persons with HIV/AIDS.
9. **Latin American Association, Inc. (\$23,000)**  
Employment counseling and support services primarily for Hispanic persons who are homeless or at risk.
10. **Safe Haven Transitional, Inc. (\$10,000)**  
Transitional Housing Program for homeless women
11. **Partnership for Community Action (\$20,000)**  
Homeless Prevention Assistance
12. **TBRA Case Management (\$25,000)**  
Provides case management services for homeless individuals.
13. **Low Income Housing Assistance (\$30,000)** Provide for homeless prevention assistance.

**Financial Literacy**

14. **New American Pathways, Inc. (\$23,000)**  
Financial literacy counseling and education for refugees.

**Housing Counseling/Home Ownership**

15. **Atlanta Legal Aid Society, Inc. (\$60,000)**  
Prevention of predatory lending, consumer education, fraudulent mortgages and mortgage scams public awareness.
16. **Metro Fair Housing Services Inc. (\$42,000)**  
Provides legal advice and referrals for housing discrimination complaints.

**Sustainable Neighborhoods**

17. **Implementation of DSNI (Individual Clusters) (\$43,396)**

**Youth/Child Development**

18. **Our House, Inc. (\$75,000)**  
Daycare services for children of homeless families.
19. **Scottdale Early Learning (\$23,000)**  
Affordable childcare and family resource center.
20. **The Sheltering Arms, Inc. (\$23,000)**  
Affordable childcare and family resource center.
21. **International Rescue Committee, Inc. (\$15,000)**  
Provide programming for youth ages 16-24.
22. **Metro Atlanta Recovery Resources (\$23,000)**  
Afterschool program for children of women who are in the treatment program.
23. **Youth Voucher Set-aside Program (\$100,000)**  
Assistance for youth participating in recreational activities.

**HOUSING ACTIVITIES**

24. **Tuscany Village Housing Services (\$30,000)**  
CDBG funds not to exceed \$30,000 per year (totaling \$300,000 for years 2009-2018 toward housing services).
25. **Special Purpose Housing Repair Program (\$150,000)** CDBG funding will be used to provide income eligible seniors home system repairs up to \$10,000.
26. **Demolition (\$150,000)** CDBG funds will be used for eligible single family housing demolition and housing program.
27. **Implementation Services (\$100,000)**
28. **Housing Implementation Services (\$58,000)**

**PLANNING AND PROGRAM ADMINISTRATION**  
**(20% CAP)**

29. **Community Development Administration (\$1,049,901)**  
General oversight, planning, management, monitoring and Implementation services

**YEAR 2018 PROPOSED HOME ACTIVITIES**  
**HOME Investment Partnerships Program (\$2,293,057)**

30. **HOME Program Administration (10%) Set-aside (\$229,306)** Funds to be used for direct administration and project implementation costs associated with the HOME program.
31. **HOME/CHDO Projects (15%) Set-Aside (\$343,958)**  
Funds will be provided to eligible organizations for cost associated with the development, sponsorship, or ownership of affordable housing.

**32. HOME CHDO Operating (5%) Set-Aside (\$114,653)** Funds will be used to provide general operating assistance to CHDO's that are receiving set-aside funds for an activity or activities.

**33. HOME Eligible Projects (\$1,605,140)**

These are undesignated funds. The proposed activities being considered are: Single-family owner-occupied rehab, Single-family homeownership new construction, Single-family rehab (Rental), Multi-family (Rental), Single-family Homeownership (Down payment Assistance) Acquisition (including assistance to homebuyers), Tenant-based Rental Assistance, and any other housing development activities considered eligible under HOME Program regulations. Housing Initiative to leverage Neighborhood Stabilization Program Fund.

**YEAR 2018 ESGP PROPOSED CATEGORIES OF FUNDING (\$427,296)**

**34. Emergency Shelter + Street Outreach - 60% Cap (\$145,411)**

**35. HMIS (\$25,000)**

**36. Homeless Prevention (\$88,566)**

**37. Rapid Re-housing (\$96,272)**

**38. Street Outreach (\$40,000)**

**39. Administrative Costs – 7.5% Cap (\$32,047)**

**NOTES SECTION**

**ADDITIONAL CDBG RECOMMENDATIONS**

**Section 108 Loan Program** – The Community Development Department will consider the use of the Section 108 Loan Program to finance the building of large scale eligible Capital Improvement Projects. The mechanism for repayment of these projects will be from the County General Fund and not CDBG funds.

**A.** The following projects are a part of the 2014-2018 Consolidated Plan. If funds are available, these projects listed below will move forward in accordance with the County's priorities.

- The Art Station Facility – Replacement of the existing roof on a County owned facility - \$273,000 (since 2012)
- Clarkston Community Center, Inc. – Assist in the completion of the renovation of the existing facility, leveraging other funds – \$628,060. Consideration of funding for the Clarkston Community Center facility expansion is contingent upon the agency's leveraging of \$628,060 through private foundation contributions and/or fundraising efforts. Based on the current funding level, we do not anticipate any HUD funding for this project in the immediate future. (since 2012)
- Renovation of DeKalb Atlanta Human Services Center – renovation of building to replace the elevator and create a conference and learning center - \$50,000 contingent upon funding availability. (since 2014)

**B.** The Community Development Department Director may approve interchanging the use of HOME and CDBG funds, and ESG and CDBG funds, for projects as long as all program eligibility standards are met.

**C.** Any additional funding received may be used to assist with further implementation of the strategies outlined in the Quality of Life Plans (developed by the four clusters participating in the DeKalb Sustainable Neighborhoods Initiative) and/or actions that will focus on the five elements (Literacy, Job Readiness, Housing, Transportation or other Social Services) as defined in the PHLOTES report. Both initiatives will provide benefit to low and moderate income families in these areas.

**D.** CDBG funds will be used for any approved eligible activity as outlined in the 2014-2018 Consolidated Plan. Because CDBG regulations require program income to be used before Treasury funds are expended, flexibility is needed in order to comply with the regulations.

**E.** The DeKalb County Community Development Department is authorized to reallocate funding of prior year projects that are no longer feasible or needed. Reallocating previously funded projects will allow for other approved projects to utilize prior year or current year funds. Through the reallocation process, the Community Development Department is allowed to utilize/reallocate funds immediately to ensure compliance with HUD guidelines and regulations.

**F.** The DeKalb Performing Arts and Community Center was financed with bonds issued by The DeKalb Development Authority and other approved sources, including CDBG funds. The primary resource for the repayment is the designated rental car tax revenue. CDBG and other County resources will be utilized as backup resources if the rental car tax revenue is not sufficient to pay the debt. There is no funding gap anticipated for the 2018 payment. If there is a need, CDBG funds will be used to pay for a portion of the remaining balance of the bond repayment up to the allowed maximum. The Community Development Director will identify sources from eligible categories and transfer funds to the Finance Department to make the payments.

**G.** The funding for the construction of the North DeKalb Community Center, the South DeKalb Community Center, and the Central DeKalb Senior Center is an approved HUD Section 108 Loan Guarantee and available CDBG resources, including prior years funding. The remaining Section 108 principle loan amount is \$11.6 Million with an amortization period of 20 years (2011-2030) at an fixed interest rate of 4%. The annual loan repayment amount will be approximately \$1,000,000.

**H.** The Community Development Department will work with the Infrastructure Group to fill the gap in funding for the construction the Tobie Grant Recreation Center. Funding is allocated in the 2018 grant and if additional funds become available in 2018 they will be allocated toward the completion of the project.

**I.** If funds are available in the Public Services Category, they may be used to assist with providing services to fill the services gap in the DeKalb Continuum of Care for the Homeless and meet other

needs in DeKalb neighborhoods. The DeKalb County Community Development Department will collaborate with DeKalb County Continuum of Care representatives and other service providers to identify and prioritize service gaps.

- J.** While adhering to the approved process for committing HOME funds to multi-family projects in 2007, we committed \$310,000 to the Tuscany Village Apartments project as part of the project's tax credit application. We later determined that a better funding approach was to use CDBG funding for the housing services portion of the project and HOME funds for the development of units. The County amended its commitment agreement and authorized the use of CDBG funds not to exceed \$30,000 per year (totaling \$300,000 for years 2009 – 2018 toward housing services) and HOME funds (with a one-time commitment of \$10,000) for unit development. These funds leveraged the affordable housing tax credits used to rehabilitate the 144 unit development. The total cost of the project was \$14,790,000.
- K.** At the direction of the Community Development Department Director, CDBG funds may be used to fulfill any eligible match requirements that are associated with ESG and/or CoC funding.

#### **HOME INVESTMENT PARTNERSHIPS PROGRAM** **ADDITIONAL RECOMMENDATIONS**

- A.** In accordance with HUD's regulations, DeKalb County will allocate funds to certified Community Housing Development Organizations (CHDOs). The County plans to allocate at least \$460,000 to cover CHDO project and operating costs. Currently, there are six (6) DeKalb County Community Housing Development Organizations (CHDO's): ANDP, Inc., DeKalb Habitat Community Housing Development, The Alliance of DeKalb, Inc., Summech, NCRAD, Resources for Residents Community Group. . If additional CHDO's are approved by the County, we will consider providing funds on a case by case basis. Any funds not allocated will be reprogrammed and used for other HOME-eligible costs. We will accept applications from CHDO's during the regular application process, but move forward to fund the recommended agencies throughout the year.
- B.** In order to comply with regulations requiring that specific addressing and the identification of funding occur prior to the commitment of HOME funds, the County only includes eligible categories of funding in the 2014-2018 Consolidated Plan rather than specific projects. The figures do not include prior year funds that may be available for these projects or program income that was received later. If there is an increase in the HOME allocation and more CHDO funds are available, the funds will be designated for eligible uses as determined by the Community Development Department Director and the approval of the Chief Executive Officer.
- C.** The County works closely with the DeKalb Housing Authority in the administration of its CDBG, HOME, NSP1 and NSP3 Program activities related to the development and implementation of affordable housing assistance programs and projects. The Housing Authority acts as an agent and sub-recipient on a number of HOME activities. Many of these activities are undertaken through the County's ongoing contract with the Housing Authority and are developed and implemented in accordance with the program descriptions executed by the Housing Authority Executive Director and the Community Development Department Director. The County may work with the DeKalb Housing Authority or other approved entities..
- D.** Implementation services for the Special Purpose Home Repair Program may be provided by the Community Development Department, the Housing Authority (through its contract with the County), or another for profit or non-profit organization (through the contract process).
- E.** The County may commit funds for the development of multi-family housing projects. Unless otherwise approved, all multi-family projects will be implemented under the Housing Authority's contract with the County following a competitive application process and thorough review of the project for compliance with HUD's and the County's underwriting guidelines as outlined in the HOME application package. This includes multi-family developments using CHDO funds. The Community Development Director is authorized to commit funding amounts and determine loan terms to these projects.
- F.** The County will consider Tenant-based Rental Assistance on special initiatives consistent with the DeKalb Continuum of Care. Tenant-based Rental Assistance programs may be administered by the Housing Authority under its contract with the County or by other approved entities through separate agreements.
- G.** When the County pursues additional affordable housing initiatives in Scottdale and other communities, the County will partner with other entities on development activities.
- H.** The Community Development Department Director may approve interchanging the use of CDBG, HOME, NSP 1 and NSP 3 funds for projects as long as all program eligibility standards are met.
- I.** The Community Development Department Director is to provide comments and letters of support to the Georgia Department of Community Affairs regarding Tax Credit applications or to other entities regarding support of potential funding for applicants.
- J.** The Community Development Department will work with the County and community to identify and prioritize distressed multi-family properties in the County and develop collaborative strategies to improve them.
- K.** In an effort to stabilize neighborhoods, prevent and/or reduce blight, and increase the availability of standard, affordable housing, the County may acquire, demolish, and/or redevelop substandard apartment complexes or single family residences using CDBG, HOME, NSP 1, NSP3, Program Income, and other funds.

- L. If funds are available in the Public Services category, they may be used to assist in providing services to fill the services gap in the DeKalb Continuum of Care for the Homeless. We will collaborate with DeKalb CoC representatives and other providers to determine areas of need.

**EMERGENCY SOLUTIONS GRANTS PROGRAM**  
**ADDITIONAL RECOMMENDATIONS**

- A. HUD requires a 7.5% cap on the funds for Administration, and a 60% cap on Emergency Shelter + Outreach. There is no cap on any other component.
- B. Representatives from the newly formed DeKalb County Continuum of Care (CoC) are assessing services to determine gaps and establish new DeKalb County priorities for serving the homeless population. The Community Development Department Director is authorized to make the required funding changes to fill service gaps, align ESG funding with newly formed priorities, and satisfy HUD's guidelines and regulations. Changes may include funding agencies that are not shown in the 2018 allocation but have been recommended by the DeKalb Continuum of Care.
- C. If for any reason and for any year Emergency Solutions Grants funds have been received and service providers cannot utilize the funds allocated, the fund will be considered for reprogramming to any of the approved ESGP service providers or providers who can fill a service gap in a manner that is identified by the Community Development Department Director.
- D. All approved ESGP funding will be contingent upon the agency being in compliance with all DeKalb County statutory regulations.
- E. The Community Development Department Director will be authorized to act on behalf of the County to provide certifications for non-profit agencies that request funding from the Georgia Department of Community Affairs or other providers in the County of DeKalb.
- F. Any funds remaining from the previous year will be reprogrammed to agencies approved to receive FY 2018 ESGP funding.

**OTHER**

**Re-Entry Program**

The State provides short term financial assistance (\$700 per offender per month for three months) to help stabilize the re-entry process of newly released convicted felons and enhance their ability to remain crime free. Following an agency housing/services assessment process, the Community Development Department will recommend approval or disapproval for agencies wishing to provide housing for this program. The final determination will be made by the Chief Executive Officer.

The Community Development Department will collaborate with County staff and agencies interested in assisting individuals who re-enter the community from jail or prison to achieve stability and avoid recidivism.

In compliance with the HEARTH Act of 2012, the DeKalb Continuum of Care (CoC) has formed committees to develop an organizational structure, establish priorities, assess service gaps, and implement a service delivery system. When completed, the delivery system description will include uniform requirements for the provision of homeless programs and services in DeKalb County. The delivery system will move away from the homeless shelter concept to a variation of the Housing First model of rapidly re-housing homeless individuals and households.

The County has agreed to work as the Collaborative Applicant for the DeKalb CoC. In this role, the County will receive the HUD Planning Grant, HMIS, and other funds that support the work and activities in the CoC. As the Collaborative Applicant, the county may receive additional funds and may apply to become the Unified Funding Agent for the DeKalb CoC. At the direction of the Community Development Department Director, CDBG funds may be used to pay salaries for Department personnel performing CoC or homelessness mitigation related work and fulfill any eligible match requirements that are associated with CoC and/or ESG funding.

**THE PRELIMINARY 2014-2018 CONSOLIDATED PLAN INCLUDING THE 2018 ANNUAL ACTION PLAN MAY BE REVIEWED AT THE FOLLOWING LOCATIONS: From, May 1st – 30th, 2018**

**Monday - Friday, 8:30 a.m. – 5:00 p.m.**

DeKalb County Community Development Department  
750 Commerce Drive, Suite 401 Decatur 30030

**Monday - Friday, 9:00 a.m. - 3:00 p.m.**

South DeKalb Senior Citizens Center  
1931 Candler Road, Decatur

DeKalb/Atlanta Senior Citizens Center  
25 Warren Street, S.E., Atlanta

Bruce Street/East DeKalb Senior Center  
2484 Bruce Street, Lithonia

Lou Walker Senior Center  
2538 Panola Rd., Lithonia

The Housing Authority of the City of Lithonia  
6878 Max Cleland Blvd, Lithonia

**Please contact the DeKalb County area public libraries listed below for the hours of operation.**

Chamblee Branch  
4115 Clairmont Road, Chamblee  
(770-936-1380)

Decatur Branch  
215 Sycamore Street, Decatur  
(404-370-3070)

Wesley Chapel-William C. Brown Branch  
2861 Wesley Chapel Road, Decatur  
(404-286-6980)